

2/18/1997minutes

Minutes of the Community Development Agency board meeting held at the Town Hall, Howell Avenue, Riverhead, New York, on Tuesday, February 18, 1997, at 7:00 p.m.

Present:

Russell A. Kratoville,	Chairman
Victor J. Prusinowski,	Member
James B. Lull,	Member
Mark A. Kwasna,	Member
Otto Wittmeier,	Member

Also Present:

Barbara Grattan,	Town Clerk
Robert Kozakiewicz, Esq.	Town Attorney

Absent:

James R. Stark,	Supervisor
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Chairman Kratoville called the meeting to order at 7:00 p.m. and the Pledge of Allegiance was recited.

Chairman Kratoville: "I ask the Director, Andrea Lohneiss, to please step forward."

Andrew Lohneiss: "The first resolution authorizes execution of a contract with Grubb & Ellis. This contract is for an evaluation and marketing of the former naval weapons industrial reserve plant at Calverton."

The Vote: "Member Kwasna, yes; Member-- "

Member Prusinowski: "We have to move and second it."

Andrea Lohneiss: "Okay."

Resolution #3

Member Lull: "Resolution #3 as Andrea said, which authorizes the execution of a contract with Grubb & Ellis. So moved."

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Member Prusinowski: "Seconded."

Chairman Kratoville: "Moved and seconded. Any discussion?
Roll vote."

Andrea Lohneiss: "Member Kwasna, yes; Member Wittmeier, yes;
Member Lull, yes; Member Prusinowski, yes. The Resolution is
adopted."

Resolution #4

Andrea Lohneiss: "Resolution #4 authorizes attendance
of Chairman of the Riverhead Development Corporation, Bobby Goodale
and Director of Riverhead Community Development Agency and member
of the Board of Directors of Riverhead Development Corp., Andrea
Lohneiss, to attend a conference in Washington, D.C."

Member Kwasna: "So moved."

Member Wittmeier: "And seconded."

Chairman Kratoville: "Moved and seconded."

Andrea Lohneiss: "Member Kwasna, yes; Member Wittmeier, yes;
Member Lull, yes; Member Prusinowski."

Member Prusinowski: "Before I vote, I want to say that this
is a very important meeting that the Supervisor and the Town
representatives are going to Washington. As everybody knows the
Flight 800 investigation is taking place at the Calverton facility
now and as of today, the property is still owned by the United States
of America and being administered by the Department of the Navy.
And although it's nice to write a lot of newspaper articles about
what we are or not doing about Calverton, there's a federal procedure
that must take place in order for the property to be turned over to
the Town as prescribed by the federal law."

This meeting is intended to clarify certain issues where the
Town of Riverhead will learn the intentions of the Federal Bureau
of Investigation and the NTSB as to the status of the future use of
the property and we are going to try and get an indication from the
Department of the Navy when a lease will be presented to the Town

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for our consideration for the portions of the property that will be turned over to our control so we can market it, develop it, and that will take place after the environmental process which is scheduled to be completed in March, next month. The draft DEIS will be presented to-- I guess-- to all interested parties and at that time there will be public hearings on the future clean up of the property.

So this is a very important meeting and I wish the Town representatives well and once they come back, I think we will have a clearer understanding on what the future course of Calverton-- because I think we all agree in this community, that is the key to our economic future. We want to lure businesses to Calverton that will provide good paying jobs and future tax revenues to the Town. And really there's a lot of things that's been written about it, but legally the property still is owned by the United States of America and hopefully we can get this resolved.

I vote yes."

Andrea Lohneiss: "The Resolution is adopted."

Chairman Kratoville: "Resolution #5."

Andrea Lohneiss: "This Resolution authorizes funds for a market feasibility study to be undertaken by Coopers & Lybrand."

Member Wittmeier: "So moved."

Member Kwasna: "And seconded."

Deputy Supervisor Kratoville: "Moved and seconded."

Andrea Lohneiss: "The roll. Member Kwasna, yes; Member Wittmeier, yes; Member Lull."

Member Lull: "Yes. The funds for this feasibility study, this makes a contract with Coopers & Lybrand which was determined by the Board of Directors and the Community Development Agency authorizes \$40,000 for that feasibility study. It's a requirement before we can go to bond. No, it's not taxpayers money. I vote yes."

The Vote (Cont'd): "Member Prusinowski."

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Member Prusinowski: "I wanted to stand corrected on my previous dissertation on Calverton. Although this Resolution doesn't pertain to the meeting, we have another Resolution which the Town Board will authorize attendance at a meeting in Washington. So everything that I just said a few minutes ago pertains to that.

This is for a grant application, but what they are going to do in Washington is still germane and you will hear about it later on. I vote yes on this Resolution."

Andrea Lohneiss: "The Resolution is adopted."

Chairman Kratoville: "Thank you. Being no further business, I declare the meeting closed."

Meeting closed: 7:16 p.m.

Barbara Gration
Town Clerk

Adopted

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TOWN OF RIVERHEAD COMMUNITY DEVELOPMENT AGENCY
RESOLUTION #3

Adopted February 18, 1997

AUTHORIZES EXECUTION OF CONTRACT WITH GRUBB & ELLIS

MEMBER LULL offered the following

resolution which was seconded by MEMBER PRUSINOWSKI.

WHEREAS, the Community Development Agency solicited proposals from qualified real estate advisors to appraise/value and market the 2,900 acre former Naval Weapons Industrial Reserve Plant (property); and

WHEREAS, based upon the experience, expertise, fee structure, and other criteria, the firm of Grubb and Ellis Company was selected.

THEREFORE, BE IT RESOLVED, that the Community Development Agency hereby authorizes the Chairman of the Riverhead Development Corporation to execute a contract with Grubb and Ellis Company for the valuation and marking of the of the Property.

THE VOTE:

MEMBER KWASNA	Yes <u>X</u>	No <u> </u>
MEMBER WITTMEIER	Yes <u>X</u>	No <u> </u>
MEMBER LULL	Yes <u>X</u>	No <u> </u>
MEMBER PRUSINOWSKI	Yes <u>X</u>	No <u> </u>
MEMBER STARK	Yes <u>Absent</u>	No <u> </u>

Adopted

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TOWN OF RIVERHEAD COMMUNITY DEVELOPMENT AGENCY
RESOLUTION # 4

Adopted February 18, 1997

AUTHORIZES ATTENDANCE AT CONFERENCE

MEMBER KWASNA offered the following

resolution which was seconded by MEMBER WITTMEIER.

WHEREAS, the Riverhead Development Corporation was established by the Riverhead Town Board to undertake the economic redevelopment of the Calverton Enterprise Park by contract with the Riverhead Community Development Agency (future owner);

WHEREAS, the Riverhead Development Corporation desires that Bobby Goodale and Andrea Lohneiss attend the NAID conference regarding reuse of former military installations; and

WHEREAS, federal grant funds are on hand for this purpose.

THEREFORE, BE IT RESOLVED, that the Community Development Agency Board hereby authorizes Bobby Goodale and Andrea Lohneiss to attend said conference in Washington, D.C. on February 26, February 27, and February 28 and to be reimbursed for associated costs thereof.

THE VOTE:

MEMBER KWASNA	Yes <u>X</u>	No <u> </u>
MEMBER WITTMEIER	Yes <u>X</u>	No <u> </u>
MEMBER LULL	Yes <u>X</u>	No <u> </u>
MEMBER PRUSINOWSKI	Yes <u>X</u>	No <u> </u>
MEMBER STARK	Yes <u>Abent</u>	No <u> </u>

Adopted

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TOWN OF RIVERHEAD COMMUNITY DEVELOPMENT AGENCY

RESOLUTION #5

ADOPTED FEBRUARY 18, 1997

AUTHORIZES FUNDS FOR MARKET FEASIBILITY STUDY

MEMBER WITTMEIER offered the following resolution
which was seconded by MEMBER KWASNA.

WHEREAS, the Riverhead Foundation for Marine Research and Preservation has solicited proposals from feasibility consultants for preparation of a market demand feasibility study for an aquarium in downtown Riverhead; and

WHEREAS, Coopers and Lybrand is determined by the Board of Directors to be that firm most highly regarded by buyers of aquarium facility bonds based on previous experience; and

WHEREAS, the first two phases of analysis are necessary to determine the level of market demand which exists for an aquarium facility in Riverhead; and

WHEREAS, upon completion of said analysis and determination of viability, subsequent financial analysis including determination of visitation, ticket price, and other factors will be required;

THEREFORE, BE IT RESOLVED, that the Community Development Agency hereby authorizes \$40,000 for the Riverhead Foundation for the purpose of contracting with Coopers & Lybrand to undertake the Phase 1 and 2 feasibility study components.

THE VOTE:

MEMBER KWASNA
MEMBER WITTMEIER
MEMBER LULL
MEMBER PRUSINOWSKI
CHAIRMAN STARK

Yes
Yes
Yes
Yes
Absent